



**PROSPECT  
CENTER OFFICE  
PARK**

**CALEB ANTHONIS**

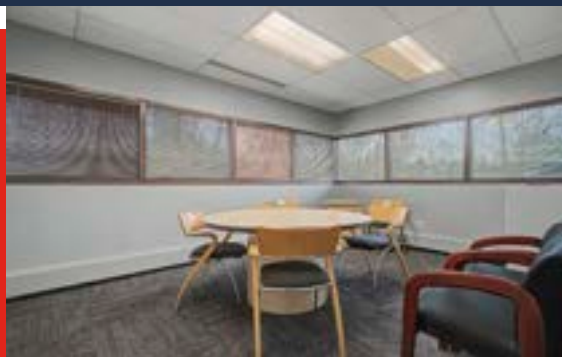
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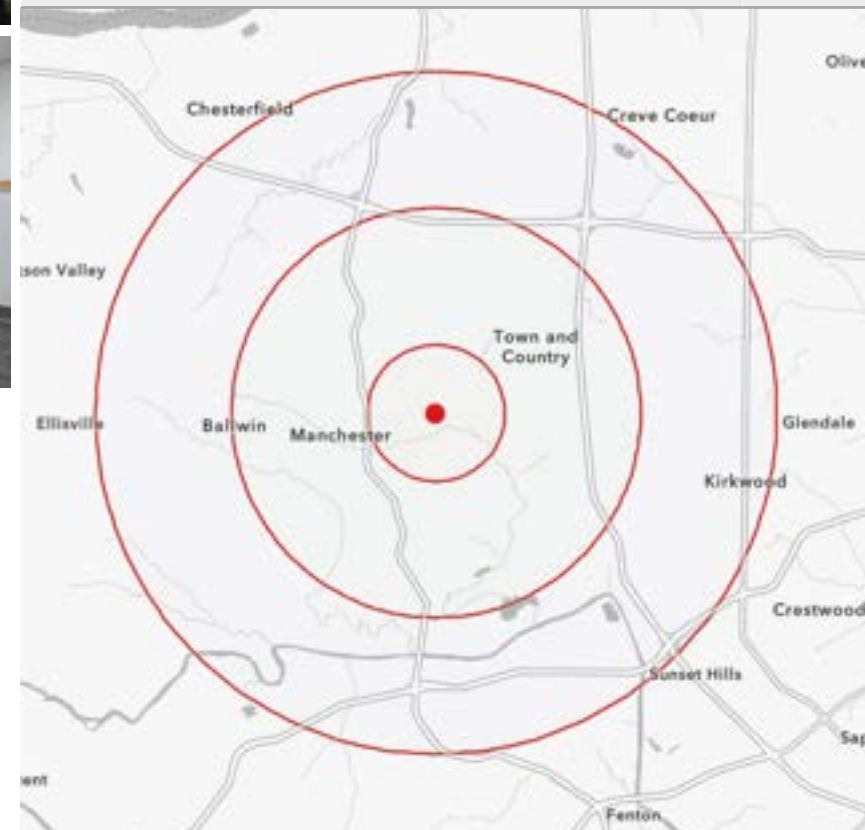
**301 SOVEREIGN COURT  
ST. LOUIS, MO 63011  
150-1,754 S.F. | \$20.00/S.F. F.S.**

### PROPERTY INFORMATION



- LOCATED IN A PRIME WEST COUNTY CORRIDOR WITH DIRECT ACCESS TO MANCHESTER ROAD AND HIGHWAY I41
- SUITES AVAILABLE FROM 150 TO 1,754 SF, OFFERING FLEXIBILITY FOR A RANGE OF OFFICE CONFIGURATIONS
- SURROUNDED BY ONE OF THE REGION'S MOST AFFLUENT DEMOGRAPHICS, WITH AVERAGE HOUSEHOLD INCOMES EXCEEDING \$171,000 WITHIN ONE MILE
- FULL-SERVICE LEASE STRUCTURE AT \$20.00/SF ELIMINATES THE COMPLEXITY OF SEPARATE OPERATING EXPENSE RECONCILIATIONS
- AMPLE ON-SITE PARKING IN A PROFESSIONALLY MANAGED OFFICE PARK SETTING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,235	69,071	169,510
HOUSEHOLDS	3,044	27,845	67,088
AVERAGE HH INCOME	\$171,805	\$177,351	\$188,665



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**FLOOR PLAN**

**SUITE 103  
1,754 S.F.  
AVAILABLE**



**OTHER SUITES CURRENTLY OCCUPIED**

SUITE	SIZE
I19D	150 S.F.
I19E	225 S.F.

FLOOR PLAN CREATED BY CLARKSON HPT. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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